

# \$349,900 - 307, 630 10 Street Nw, Calgary

MLS® #A2259565

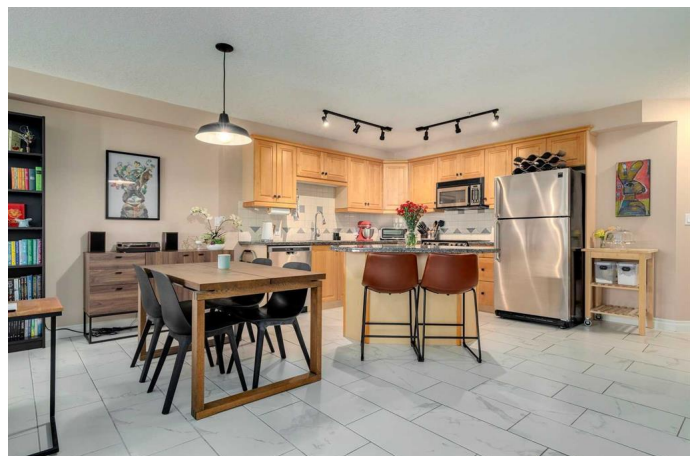
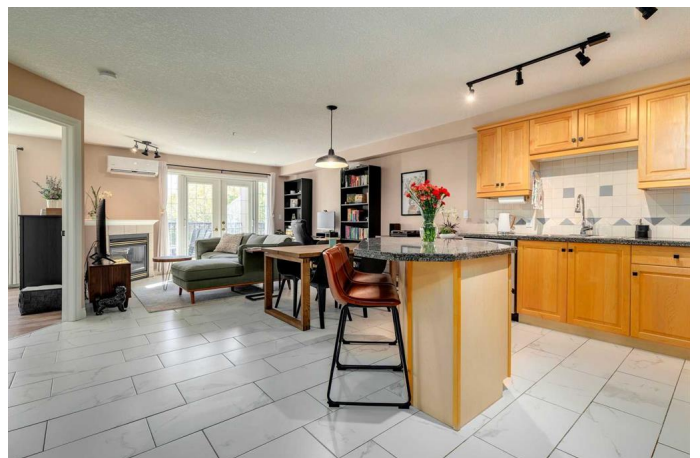
**\$349,900**

1 Bedroom, 1.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Discover this thoughtfully designed 1-bedroom + den unit in one of Calgary's most sought-after inner-city communities. Perfectly positioned at the back of the building for peace and privacy, yet just steps away from Kensington's vibrant shops, cafes, and restaurants, this home strikes the perfect balance of energy and tranquility. Step inside to find a bright, spacious layout with radiant in-floor heating (no carpet!) and an inviting open concept floor plan, ideal for entertaining. The kitchen is a standout, offering granite countertops, ample storage, a large island with eating bar, and stainless steel appliances. A cozy gas fireplace warms the living room, which opens onto a balcony perfect for morning coffee, container gardening, and even catching a glimpse of Princes Island fireworks on special occasions. The primary bedroom includes a walk-through closet leading to a 4-piece ensuite. The versatile den works perfectly as a home office or guest space. Additional features include newer A/C, in-suite laundry, titled underground parking, a storage locker, and pet-friendly bylaws, a rare find. The location is unbeatable: Riley Park is just across the street, the C-Train, grocery store, bank, and local shops are all within a 5-minute walk, and downtown is only 10-15 minutes on foot or a quick bike ride away via the dedicated bike lane right outside your door. Whether you're a first-time buyer, investor, or downsizer, this home offers an incredible opportunity to live in one of



Calgaryâ€™s most walkable, vibrant, and green neighbourhoods

Built in 2001

### Essential Information

MLS® #	A2259565
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	770
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	307, 630 10 Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1W3

### Amenities

Amenities	Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Fireplace(s), Radiant
Cooling	Wall Unit(s)

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Stucco, Wood Frame

### Additional Information

Date Listed	September 24th, 2025
Days on Market	5
Zoning	M-C2

### Listing Details

Listing Office	RE/MAX House of Real Estate
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